

# **HARRISBURG ZONING HEARING BOARD AGENDA**

## **REGULAR MEETING**

**April 18, 2016 (MONDAY)**

**REV. DR. MARTIN LUTHER KING, JR. CITY GOVERNMENT CENTER  
PUBLIC SAFETY AUDITORIUM, ROOM 213**

**6:00 PM**

### **OLD BUSINESS:**

- 2280 **Zoning Appeal for 115 North 2<sup>nd</sup> Street**, zoned Downtown Center (DC), filed by 114 Office Associates, c/o/John Brinjac, to appeal the zoning violation enforcement notice sent to the owner of the property on March 31, 2015. Per Section 7-305.7 of the Zoning Code, commercial parking lots are not a permitted use in the DC zone.
- 2301 **Zoning Appeal for 515 South 13<sup>th</sup> Street**, zoned Residential Medium-Density (RM), filed by Keystone Cab Service, Inc., to appeal the Zoning Officer's decision that the use of the property as a vehicle/vehicle parts storage yard is a violation of the Zoning Code. Per Section 7-305.7 of the Zoning Code, self-storage facilities, junk yards, automobile storage compounds, and auto repair shops are all prohibited uses in the RM zone. Per Section 7-321.2 of the Zoning Code, only lawfully operating nonconforming uses at the time of adoption of the Zoning Code may continue [**Continued until the May 16<sup>th</sup> ZHB Meeting**].
- 2307 **Zoning Appeal for 17 North 2<sup>nd</sup> Street**, zoned Downtown Center (DC), filed by Gary Brandeis of Market Square Plaza Associates, L.P., to appeal the Zoning Officer's decision that the property's commercial parking lot is not a permitted use. Per Section 7-305.7 of the Zoning Code, commercial parking facilities are not permitted in the DC zone [**Case was continued until a specially-scheduled April 25<sup>th</sup> hearing**].
- 2308 **Variance for 17 North 2<sup>nd</sup> Street**, zoned Downtown Center (DC), filed by Gary Brandeis of Market Square Plaza Associates, L.P., to lease parking spaces to third parties. Per Section 7-305.7 of the Zoning Code, commercial parking facilities are not permitted in the DC zone [**Case was continued until a specially-scheduled April 25<sup>th</sup> hearing**].
- 2315 **Special Exception for 1100 South 20<sup>th</sup> Street**, zoned Residential Medium-Density (RM), filed by Jodey Smiley and Dale Laninga of Paxton Ministries, to construct a multi-family dwelling. Per Section 7-305.7 of the Zoning Code, multi-family dwellings are permitted by Special Exception in the RF zone.
- 2316 **Variance and Special Exception for 2400 Derry Street**, zoned Residential Medium-Density (RM), filed by Navtej Grewal of My Spot Market, Inc. to establish a grocery store and to waive associated off-street parking requirements. Per Section 7-305.7 of the Zoning Code, convenience stores are not permitted in the RM zone. Per Section 7-327.6, one off-street parking space is required for every 150 square feet of gross floor area and one space for each employee. Per Section 7-327.8, off-street parking may be reduced or waived by Special Exception.

## **Harrisburg Zoning Hearing Board Agenda**

**April 18, 2016**

**Page 2**

### **NEW BUSINESS**

- 2318 **Variance and Special Exception for 1926 Central Street**, zoned Residential Medium-Density (RM), filed by Donald Zimmerman to lease bottom 2 garage bays and 3 individual 2<sup>nd</sup> floor bays as rental units/storage. Per Section 7-305.7 of the Zoning Code, self-storage facilities are not permitted in the RM zone. Per Section 7-327.6 of the Code, one off-street space is required for every 25 storage units and 1 space for each employee. Per Section 7-327.8 of the Code, off-street parking may be reduced or waived by Special Exception.
- 2319 **Special Exception for 230 North 15<sup>th</sup> Street**, zoned Residential Medium-Density (RM), filed by Kathy Madison, to convert business from family child care to group child care. Per Section 7-305.7 of the Zoning Code, a Special Exception is required for Group Child Care in the RM zone.
- 2320 **Special Exception for 2146 North 2<sup>nd</sup> Street**, zoned Riverfront (RF), filed by David Peffley, Sr. to convert office space into 2 dwelling units. Per Section 7-305.7 of the Zoning Code, a Special Exception is required for the creation of multi-family dwellings.

### **ADJOURN**